

**OTOE COUNTY PLANNING COMMISSION
UNAPPROVED REGULAR MEETING MINUTES
APRIL 16, 2026
496 5TH STREET
SYRACUSE CITY LIBRARY, SYRACUSE, NEBRASKA
7:00 P.M.**

Meeting called to order by Chairman Daniel Hodges. All hearings were published in the Nebraska City News Press. Meeting commenced at 7:01 P.M. and answering to roll call were Howard Bebout, Doug Delhay, Dan Hodges, Chad Neubauer, Richard Warner, Stephanie Shrader and Cheri Wirthele. Present for the meeting were Zoning Administrator Dan Thomson and other attendees.

Chairman Hodges asked if there were any changes to the minutes of the January 15 meeting, as the February 19 meeting was cancelled due to weather and the March 19 meetings was cancelled due to lack of a public agenda, and if none, for a motion to approve. Motion to approve made by Shrader, seconded by Neubauer, with, Bebout, Delhay, Shrader, Wirthele, Neubauer, and Hodges voting aye. Warner abstained. Minutes approved.

A Public Hearing to approve / deny the conditional use permit from Shannon Haake to construct a residence in F-1 zoning, on a 20.5 ac.+ parcel, located at 527 B Road, in the W2SE4 of, Sec. 4-9-9, north of Palmyra. This is an old farmstead site with an existing lagoon and well. Haake presented that this is an old farmstead site that they are wanting to separate from the rest of the farm to build a new residence. Discussion undertaken stating that prior to a building permit that a water test is needed on the existing well and the lagoon shall meet Title 124 requirements. After some more discussion, Chairman Hodges asked for a motion to approve, motion to approve made by Bebout, seconded by Delhay, that the Conditional Use Permit be approved as it meets the requirements, but with a well test and that the lagoon shall meet Title 124 requirements prior to building permit, with Delhay, Shrader, Neubauer, Bebout, Warner, Wirthele and Hodges voting aye. Conditional Use permit approved with above conditions. The Conditional Use Permit will now go to the County Commissioners for approval/denial at the April 21, 2026 meeting commencing at the 8:30 a.m. at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny the subdivision plat of Hopp Acres Subdivision, a 3.62 +- acre tract of land located in the NW4 of Section 17, T.9N, R.11E as proposed by Daryl Hopp. The site is located at 2634 C Road. Hopp presented that the purpose of the subdivision is to separate the proposed acreage from the farm to allow the tenant to purchase. Site is served by rural water which crosses the farm to the west of the existing drive. The rural water district maintains the water line as it traverses the farm to the meter pit located by the existing house. No easement is necessary for the water line. After some more discussion, Chairman Hodges asked for a motion to approve, motion to approve made by Neubauer, seconded by Warner, that the subdivision plat be approved as it meets zoning

requirements, with Delhay, Shrader, Neubauer, Bebout, Warner, Wirthele and Hodges voting aye. Subdivision plat approved. The subdivision plat will now go to the County Commissioners for approval/denial at the April 21, 2026 meeting commencing at the 8:30 a.m. at the Otoe County Courthouse County Courtroom.

A Public Hearing to approve/deny the issuance of a moratorium regarding the issuance of conditional use permits and/or building permits for data centers within Otoe County. The purpose of this public hearing was to recommend a moratorium on data centers as outlined above to allow the planning and zoning commission and the board of commissioners to form a study committee and define zoning regulations as they would apply to data centers. The following constituents filled out Public Comment forms and presented. Paula Aksamit, Bill Aultz, Mary Heitkamp, Wynnee Benedict, Mayrene Thummel, Cheryl Goff, Lisa Walker, JoAnn Martens, Erin Barr, Marty Stovall, Ryan McConnell, Mark Wurtele, Richard Bristol, Faith Reynolds, AJ Kelsey, Heidi Smith, Ann Boellstorff, Sharon Davis, Jessica Donnelly. The following individuals filled out the Public Comment form, but did not speak, Lori Knorr, David Wyatt, Jeff Parker and Jordan Gustafson. Other attendees (60-80), were present, however, Public Comment forms were not completed. Additional discussion was undertaken for the purpose of forming a Data Center Zoning Review Committee to review the current zoning regulations for data centers and prepare a report for the Commissioners regarding the current zoning regulations. Chairman Hodges asked for a motion to approve, motion to approve made by Wirthele, seconded by Bebout, that a moratorium regarding the issuance of conditional use permits and/or building permits for data centers within Otoe County and to forming a Data Center Zoning Review Committee to review the current zoning regulations for data centers and prepare a report for the Commissioners regarding the current zoning regulations, with Delhay, Neubauer, Bebout, Warner, Wirthele and Hodges voting aye, with Shrader abstaining. Moratorium as outlined above and the forming of a Data Center Zoning Review Committee approved. The moratorium and the forming a Data Center Zoning Review Committee will now go to the County Commissioners for approval/denial at the May 19, 2026 meeting commencing at the 8:30 a.m. at the Otoe County Courthouse County Courtroom.

Old Business:

Discussion:

Discuss Resolution No. 98-50 as it relates to Minimum Maintenance Roads. Discussed placing on the County website said Resolution and other items that relate to developing acreages throughout the county so that landowners are aware of their responsibilities.

Discuss the necessity of mandating the material for subdivision plats. Current material is mylar, discussed the possibility of changing to paper. Currently we will continue with mylar.

Discuss the possibility of allowing Accessory Dwelling Units. The City of Lincoln has updated their zoning regulations to allow said ADU's on properties that can meet their regulations. A portion of their regulations are as follows: Lot owner must live on property, property can only be sold as one unit, and size restrictions. More discussion would need to occur and information gathered before planning and zoning can bring to a public hearing.

Discussion on updating the comprehensive plan. This is an item that will need to be taken up at a later date as it has been 10 yrs since the current comprehensive plan inception.

There being no further business, Chairman Hodges asked for a motion to adjourn, with Shrader making the motion, seconded by Warner, with all members present voting yes to adjourn. Meeting adjourned at 8:51 p.m.

The next scheduled meeting will be May 21, 2026.

Minutes by Zoning Administrator Dan Thomson and Cheri Wirthele.